028.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	930,200 / 930,200
					USE VALUE:	930,200 / 930,200
					ASSESSED:	930,200 / 930,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
36	-38	OXFORD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WORSHAM ROBERT/CAROL
Owner 2:	
Owner 3:	
Street 1:	36 OXFORD STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOLES ANDREW P/ETAL -
Owner 2:	DOLLARD CATHERINE A -
Street 1:	36 OXFORD STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Clapboard Exterior and 2567 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	470,300	5,100	454,800	930,200
Total Card	0.114	470,300	5,100	454,800	930,200
Total Parcel	0.114	470,300	5,100	454,800	930,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.44 /Parcel: 362.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 19287
GIS Ref:
GIS Ref:
Insp Date: 10/17/14

!2336!

PREVIOUS ASSESSMENT

Parcel ID: 028.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	470,300	5100	4,950.	454,800	930,200		Year end	12/23/2021
2021	104	FV	449,100	5100	4,950.	454,800	909,000		Year End Roll	12/10/2020
2020	104	FV	449,200	5100	4,950.	454,800	909,100	909,100	Year End Roll	12/18/2019
2019	104	FV	346,100	5100	4,950.	483,200	834,400	834,400	Year End Roll	1/3/2019
2018	104	FV	346,100	5100	4,950.	352,500	703,700	703,700	Year End Roll	12/20/2017
2017	104	FV	324,600	5100	4,950.	307,000	636,700	636,700	Year End Roll	1/3/2017
2016	104	FV	324,600	5100	4,950.	261,500	591,200	591,200	Year End	1/4/2016
2015	104	FV	289,300	5100	4,950.	255,800	550,200	550,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:21:48

LAST REV

Date	Time
01/31/18	12:08:43
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2336

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLES ANDREW P/	47351-119		4/27/2006		602,100	No	No		
FLETCHER JEAN	24481-23		4/25/1994		228,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/6/2013	1636	Manual	7,785	C				
8/2/2010	934	Siding	38,000					VINYL
1/11/2000	28	Addition	5,000					ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2014	Info At Door	KB	Kevin B
1/30/2014	Hearing-Info	EMK	Ellen K
1/31/2009	Meas/Inspect	345	PATRIOT
4/21/2000	Inspected	264	PATRIOT
3/22/2000	Missed Appt.	276	PATRIOT
2/16/2000	Mailer Sent		
2/16/2000	Measured	270	PATRIOT
8/14/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	19287
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	454,802	Spl Credit		Total:	454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.11012268
Const Adj.:	0.98000199
Adj $ / SQ:	195.826
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	681597
Depreciation:	211295
Depreciated Total:	470302

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
1	5	2	1
Totals			
2	11	4	

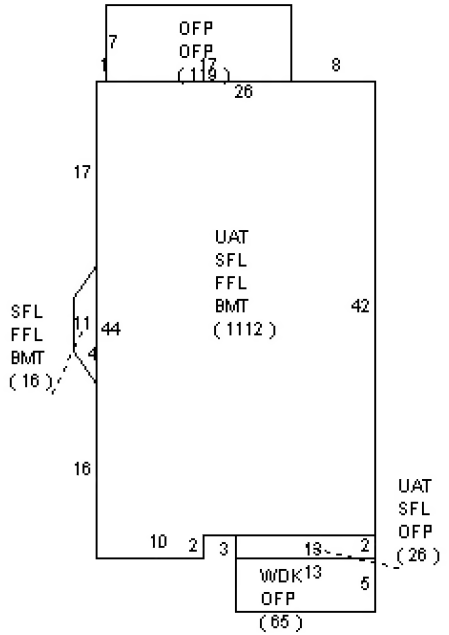
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	195.83
Special Features:	0	Val/Su Net:	115.02
Final Total:	470300	Val/Su SzAd	206.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,154	195.830	225,983
BMT	Basement	1,128	58.750	66,268
FFL	First Floor	1,128	195.830	220,892
OFP	Open Porch	329	21.080	6,937
UAT	Upper Attic	285	137.080	38,999
WDK	Deck	65	15.680	1,019

Net Sketched Area:	4,089	Total:	560,098

Size Ad	2282	Gross Area	4942	FinArea	2567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 028.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1914	21.58	T	40	104			4,900			4,900
19	Patio	D	Y	1	6X8	A	AV	1985	6.00	T	27.2	104			200			200

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100